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Warren House Lane, Ainley Top
Huddersfield, Yorkshire

Offers over £375,000

Situated within a small hamlet of properties is this stone built, four-bedroom home, enjoying lovely views from the front elevation. The property is in an excellent location for commuting links to Leeds and Manchester via the M62 motorway network. The accommodation comprises an entrance hall, dining room, living room, kitchen, utility and double garage. On the first floor, there are four bedrooms, the master with an en suite shower room, and a stylish house bathroom. The property benefits from a gas-fired central heating system and is predominantly uPVC double-glazed. Externally, at the front of the property, there is a tarmacked double driveway providing parking for two vehicles, and the aforementioned double garage. At the rear, there is a patio seating area and a lawn with shrubbery borders. There is a lovely summer house complete with electricity, a storage shed and a log store.

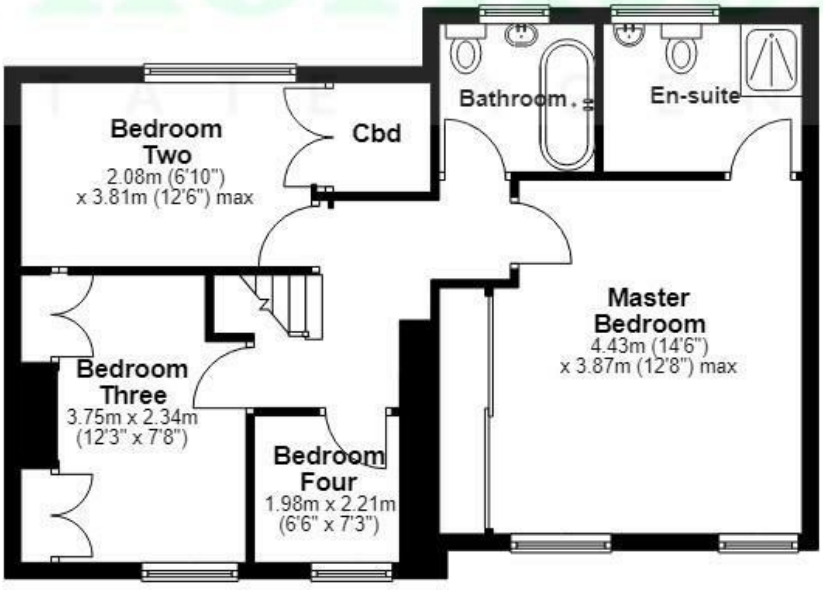
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Floorplan

Ground Floor



First Floor



All Measurements are approximate and for display purposes only
Plan produced using PlanUp.

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Details

Entrance Hall
A composite door with a double-glazed side panel opens to the entrance hall, where there are hanging hooks for coat storage. There is a tiled floor, a wall light point and a radiator. A timber door gives access to the dining room.

Dining Room
The dining room is positioned at the front of the property and has a uPVC double-glazed window with views over the fields beyond. It has two ceiling light points, a radiator and a staircase leading to the first floor landing. The focal point of this lovely reception room is a tiled hearth. It has a surround sound hardwired system and a timber door gives access to the living room.



Living Room
This reception room has a large splayed uPVC double-glazed window to the front elevation. It also has a surround sound hardwired system, along with a central ceiling light point and two radiators. The focal point of the room is a solid fuel cassette stove, set to a tiled hearth and a granite style surround.



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Kitchen
The kitchen has a range of modern wall and base units, drawers, roll-edge worktops and an inset composite sink unit with a mixer tap. Integrated appliances comprise a Hotpoint double oven, five-ring gas hob with overlying filter hood with downlights, fridge freezer and dishwasher. A large uPVC double-glazed window overlooks the rear garden. The room has laminate style flooring running throughout and ceiling downlighting.

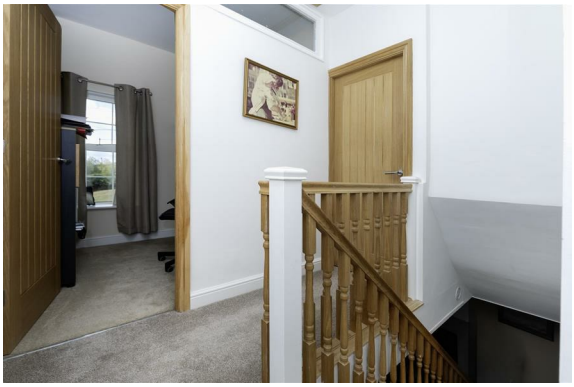


Utility
This room has a continuation of the laminate flooring, along with wall and base cupboards and working surfaces. There is space and plumbing for an automatic washing machine, ceiling downlighting, a creole and a radiator.

Downstairs WC
A timber door leads to the WC, which comprises a low-level WC and a wall-hung hand basin with contemporary style twin taps. There is tiling to the floor, a wall hung vanity, a ceiling light point and a uPVC window allowing natural light from the rear elevation.



First Floor Landing
From the dining area, a balustrade and spindle staircase rises to the first floor landing, where there is a ceiling light point and access to boarded loft space via a pull-down ladder.



Bedroom One
This double bedroom has two uPVC double-glazed windows to the front elevation, with views over the fields beyond. It has fitted wardrobes with mirrored inserts, a central ceiling light point and two radiators. Being the master bedroom, it has the advantage of an en suite shower room.



En Suite Shower Room

This room houses a low-level WC, a pedestal hand basin with twin taps and a shower cubicle with a waterfall style mains fed shower. There is tiling to the floor, appropriate tiling to the walls, along with ceiling downlighting, an electric shaver point, an extractor fan and a chrome ladder style heated towel rail.



Bedroom Two

This double bedroom has a large uPVC double-glazed window overlooking the rear garden. There is a central ceiling light point, a radiator and a useful storage cupboard with shelving, which also houses the central heating boiler.



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Bedroom Three
This double bedroom has useful fitted wardrobes with hanging rails and shelving to the alcoves, a central ceiling light point and a radiator. A uPVC double-glazed window allows natural light to the room.



Bedroom Four/Home Office
This room is currently utilised as an ideal work from home office and has a central ceiling light point and a radiator. A uPVC double-glazed window allows natural light from the front elevation.



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House Bathroom

The bathroom has a white suite comprising a low-level WC, a wall-hung hand basin with a mixer tap and a freestanding bath with jets and a shower head over. The floor is tiled with contrasting tiling to the walls and a chrome ladder style heated towel rail. A uPVC double-glazed window allows natural light.



External Details

At the front of the property, there is a raised, flagged patio area with walling and a single step leads up to the front door. On the right-hand side of the property, there is a double garage, space for off-road parking for two vehicles and an outside water tap. A uPVC door gives access around the side of the property to the rear. There is a stone patio seating area at the rear, perfect for sitting out, and a set of timber steps lead up to a raised garden area, with mature shrubbery and fenced borders. There is a lovely summer house with laminate flooring and electricity, making a lovely place to sit. At the rear of the summer house, there is a useful storage shed with shelving, perfect for storing tools, etc., and a flagged pathway leads down to a log store, ideal for storing logs for the cassette stove in the living room.



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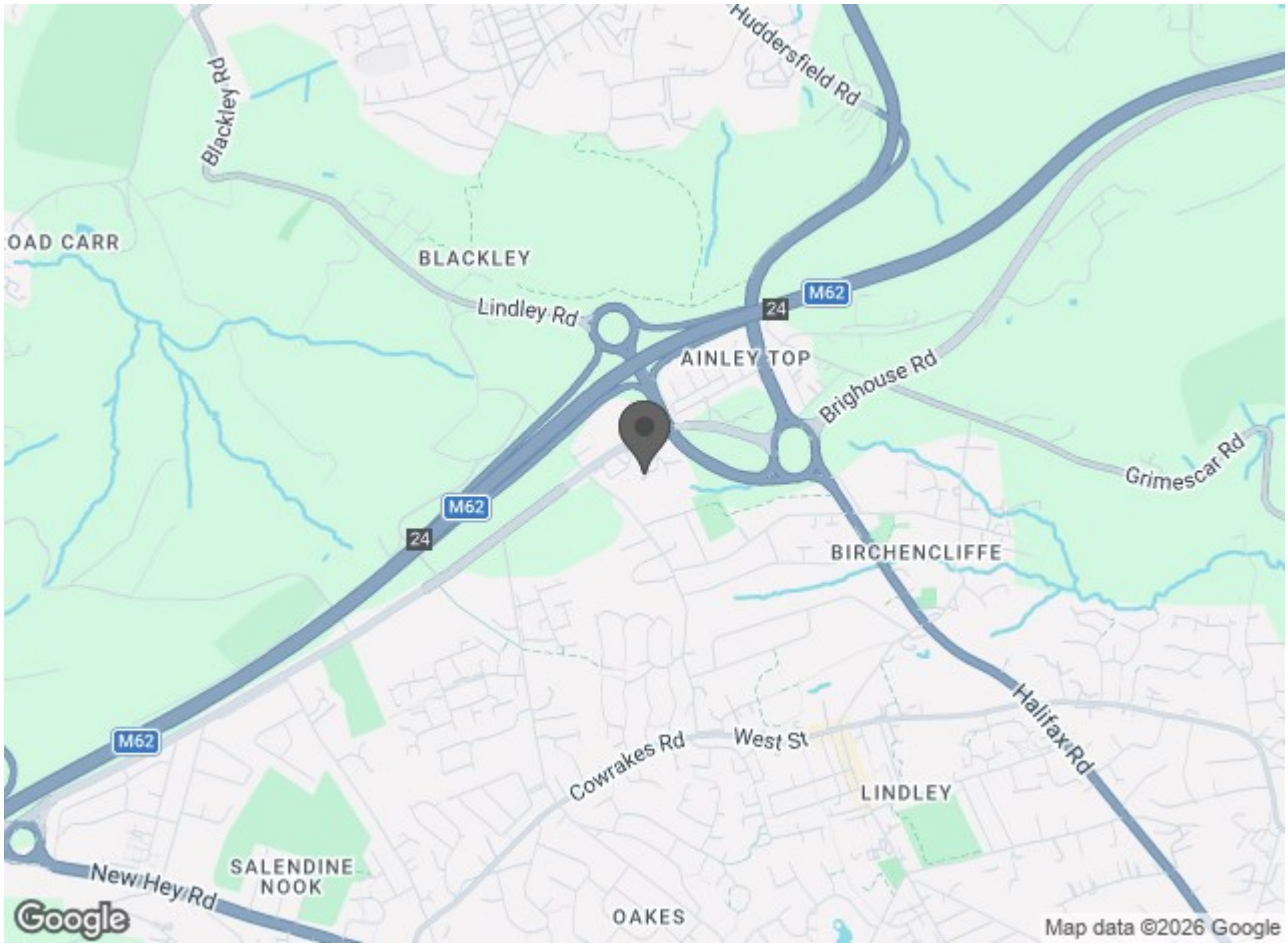
Double Garage
The garage has an electric up-and-over door, along with central heating, insulation and lighting to the ceiling. There is a utility area with base cupboards, working surfaces, space for a freezer and an inset one-and-a-half bowl stainless steel sink unit with a mixer tap. A uPVC double-glazed window allows natural light from the side elevation and a uPVC door gives access to the rear garden.



Tenure
The vendor informs us that this property is Freehold.

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Directions



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